REAL ESTATE NEWS. **NOTES AND GOSSIP**

Frederick Brown Trades Fifth Avenue Building for Estate at Ridgefield, Conn.

avenue, 30x107, adjoining the est corner of Fourteenth street, d vesterday by Frederick Brown, rator, to an investing client of Pell & Co. The property was beld at \$300,000 and has a rental re-turn of \$35,000. In part payment Mr. Brown takes a ninety acre estate in Ridgefield, Conn., containing a modern fourteen room residence with three fourteen room residence with three oaths. The property has a three acre frontage on Lake Mananasco and is sit-sated near the top of Barrack Hill.

Ingen Estate Sells 4 Parcels.

The estate of the late Edward H. Van Ingen has sold four altered dwellings at 4 to 10 West Twenty-first street to Ray Hoffman, represented by McLean & Co., brokers. Horace S. Ely & Co. negotiated the deal. This is the first sale of any of the extensive realty holdings of Mr. Van Ingen. Negotiations, it is reported, are under way for the purchase of other holdings, including the Sheridan Building, at Broadway and Thirty-sixth street; the Holland Building, and Ingen. Negotiation of the purchase of Senator Clark. The West Twenty-first street properties occupy a plot 162.6x92. The houses are occupied by business firms.

Playground Will Be a Garage. Playground Will Be a Garage.

The Business Exchange leased for the Wendell estate to the Community Garages, George L. Stivers president, the plot, 120x70, on the west side of West Broadway, sixty feet north of Grand street, for twenty-one years, at a net rental. The plot has been used for years by the estate as a playground for children. The lessees will improve with a garage for the use of the bondholders. Plans have been prepared by S. A. Montgomery and a building contract has been given to Thomas J. Fanning. Thompson, Koss & Warren represented the Wendell estate.

Buys Lease on Hooven Building. William S. Sussman, Inc., sold for the Hoven Service Corporation their lease-hold on the seven story Hooven Build-ing, 117-119 West Forty-sixth street, to Otto Braunworth. The transaction in-volved about \$250,000. William S. Sussas appointed agent of the

\$500,000 Lease on the Heights.

The National Drug Stores Corpora-tion, R. S. Wattley president-treasurer, has leased the two story building with stores at the southeast corner of St. Nicholas avenue and 181st street, near the subway station, from Melville H. the subway station, from Melville H. Bearns for twenty-one years at an aggregate rental of between \$500,000 and \$600,000. The lessees will use the corner store for a branch establishment and rent the remainder of the space. The company now has fifteen stores in New York city.

More Chop Sucy for Broadway.

C. William Lynch of Dwight, Archi-bald & Perry, Inc., leased the second floor in 1804 Broadway and 732 Seventh avenue to Chin Lee of Providence, R. I., estaurant, at an aggregate rental at \$500,000.

Lawrence, Blake & Jewell have ar ranged a first mortgage of \$300,000 at 6 per cent, for ten years, on the ten story fireproof apartment house, 75x 100, at 45 East Sixty-second street, which was recently sold to a tenant group by Douglas L. Elliman & Co.

Hotel Gramatan-

Tumble-In

Farragut Inn-

Longue Vue-

Mikado Inn

28 minutes from Grand Central. Grill-Dally Concerts-Dancing.

Kaufman Brothers, Proprietors, Dancing, Sunday Dinners, \$2.50.

On Broadway. Restaurant a la Carte.

Oriental Dishes—a la Carte Ser Dancing—T. MOTO, Prop.

Long Island.

\$10 FOR 2 OVER EASTER

17 ROOM & MEALS

Two persons in room (private bath), \$24 SPECIAL RATES TO FAMILIES.

AT BRIGHTON BEACH Ocean Parkway

HOTEL SHELBURNE

An All-Year-Round Seashore Resert

Every convenience and comfort. Running hot and cold water. Frequent social diversions. Out-door sports. Dancing, Orchestra. un Parlor Overlooking Ocean

RESERVE ROOMS NOW FOR THE SPRING AND SUMMER SEASON. MODERATELY LOW RATES.

Affantle City.

GRAND ATLANTIC

EW OWNERSHIP MANGEMENT Virginia ave., near beach, Capacity, 600 dvate baths, running water, elevator. \$4.00 ir day up. Special weekly. Booklet, Auto

O. D. PAINTER. HAROLD LANDON.

IOLMHURST HOTEL

Wity of Robust Health."

HOTEL MORTON

Ocean End Virginia Av. Capacity 306. Elevator. Private Batha, &c. Always open Exra C. Bell & Paul M. Cope, Props.

Special spring rate Albert H. Darnell.

European Plan. French Cuist Music-Dining-Dancing.

Business Properties Sold. Through the purchase of a lot on

Takes Title to L. L. City

The Degnon Realty, Terminal and Improvement Company passed title to the George A. Fuller Company, covering lin 13 West Forty-fifth street to the Hummel Supply Company, Inc., the tenant, represented by Charles A. Stevens. Peter Grimm leased the store in 49 West Forty-ninth street to Henri, custom shoes, for five years. Pease & Ellimon Stevens and Stevens are seen associated as brokers; also, in

Kills place, Meadow and Creek streets. The property is diagonally opposite the massive Loose-Wiles Biscuit Company building, and has railroad and water facilities. Parker & Aaron, attorneys, represented the Degnon company, and Babbage & Sanders acted for the purchasers. The sale was negotiated by Tankoos, Smith & Co.

J. P. Morgan Leases Estate.

Cocks & Wilets leased for five years J. Pierpont Morgan's West Island estate to Harrison Williams of New York. The property was formerly owned by Paul Dana and is noted for its superb location on Long Island Sound and the elaborate planting of rare old trees and shrubs. The estate is near Gien Cove and comprises about twenty acres, with a Long in the Grand Hotel, Broadway and Interest to the property and street, to the Auto Supply Service Corporation.

Were associated as brokers; also, in the man were associated as brokers; also, in the street, the third floor to Berezov & Weiner for five years, and the fourth floor in 12 East Fifty.

School Film. Steet to Menry, also, in the man were associated as brokers; also, in the floor to Berezov & Weiner for five years, and the fourth floor in 12 East Fifty.

School Film. Allering Agency sold for the F. R. de C. Company, which will erect a man were associated as brokers; also, in the floor to Berezov & Weiner for five years, and the fourth floor in 12 East Fifty.

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School Filman & Co. Menry, and

Quiets Down Again.

Mang House Realty Corporation,
Henry Friedman president, sold to an
investor the Armidale, a six story elevator structure, 145x213x254, at the
southeast corner of Riverside Drive and
160th street. It has an armal search 160th street. It has an annual rental of \$60,000 and was valued at \$300,000.

Mark Rafalsky & Company sold for the estate of Sigmund Lustgarten the five story store and apartment at 662 Madison avenue, between Sixtleth and Sixty-first streets, to Nettle Gordon, milliliner. The building was heid at \$150,000.

Otterbourg. Steindler & Houston represented the purchaser and Davis, Symmes & Schreiber the seller.

Edward Baer bought from Ignatz, Roth the five story fourteen room tenement at 248 West Sixty-second street, 25x100. John Finck was the broker.

BRONX TRANSACTIONS.

RESIDENTIAL LEASE4.

BRONX TRANSACTIONS.

Joseph M. Hyman; for Miss Ada V, Bird her cottage to Maurice Rentner, and for Mrs. Frank Donnell her cottage on Park avenue to Albert V. Weber.

Prince & Ripley rented for Clara Davidson her property at 7 Larchmont avenue, Larchmont Manor. N. Y., to John H. Andrews furnished for the summer.

Scarsdale Estates, Robert E. Farley president, leased a store in the Hammond Building, Scarsdale, N. Y., to Julius A. Nickelsburg.

George Howe sold for Mrs. Irene M. Richards and Miss Teress A. Shea their bungalow on Orchard Drive, Oakland th street. It has an annual rental of

In the Dwelling Market.

Pepe & Brother sold for Harry Helfer 45-47 West Eighth street, two four story dwellings, 23x94 each, to Samuel Bookman. The purchaser will either alter same into studio apartments or lease for a long term to one tenant.

Frank L. Fisher Company sold for Gustave Dauer his four story dwelling, 18x100, at 128 East Ninety-fifth street to Issae Cohen. Albert H. Stout sold for the Palm estate 425 Pleasant avenue, a three story dwelling, 16x100.

MISCELLANEOUS LEASES.

William E. Williams the building at 248 Fuiton street to Charles W. Leveridge, Inc., and for William P. Goffigan the building at 167 Front street to Thomas E. Rittscher for ten years at an aggregate rental of approximately \$50,000,

building at 40 Cherry street to George M. Cavanaugh; also space in 14 South William street to Margaret DeGuray and

Open All Year. Special Chicken Dinner, \$2.50.

Chicken Dinners De Luxe Sunday and Evenings, \$1.00.

Gedney Farm Hotel—White

Table d'Hote—a la Carte Restaurant Service. Special Sunday Afternoon Concert

Orawaumpum Hotel—White

Special Sunday Chicken Dinner with waffles, \$1.50.

Atlantic City. ROYAL PALACE

HOTELCOTTAGES

on the Beach . Cap.600

NOW OPEN @ 6 C

Florence Inn-

on Hudson Dinamerican Plan. \$5,00 per day. Home cooked Dinaers, \$2,00.

Hastings Carpenter House—White

A DIRECTORY

WESTCHFSTER COUNTY HOTEL & RESTAURANT ASSOCIATION

Hastings

Hotel Osborn— New Rochelle
Residential Fireproof Hotel.
American plan. Weekly rate \$24 and up.

Residential Fireproof Hotel.

SERVICE

WATH WATHER, \$1,30.

BY MAY

THE PARK AT

Mel-LAN

SERVICE

ESTABLISHED 1895

SATISFACTION

Bronxville | Weskora Hotel

The estate is near Glen Cove and comprises about twenty acres, with a Long in the Grand Hotel, Broadway and Liand Colonial house, garage, stables, &c. Thirty-first street, to the New York Manufacturing Company for an uptown

Spotts & Starr, Inc., sold for the Central Union Trust Company and Frederick Johnson, trustees of the George F. Johnson estate, the vacant plot on the south side of Westchester avenue, from Hewitt place to Stebbins avenue, a site fronting 243 feet on Westchester avenue, 169 feet on Stebbins avenue and 98 feet on Hewitt place. The nurchaser avenue, 169 feet on Stebbins avenue and 98 feet on Hewitt place. The purchaser is the Masdur Construction Company, Rudolph Simon president, which will improve the property with one story stores. The plot was held at \$100,000. Frank V. Storrs purchased from Henry Rosenberg the Metropolis Theatre on 142d street and Third and Alexander avenue Mr. Storrs gets possession of Saul J. Baron was the broker.

E. Osborne Smith sold for a client of Otterbourg. Steindler & Houston the dwelling at 202 East 199th street, 50x 125, to John Bothwell.

Lese, reported in these columns yesterday.

The Frank L. Fisher Company negotiated the recently reported sales of the buildings at the southwest corner of Second avenue and 116th street or the second avenue are second avenue and 116th street or the second avenue are second avenue and 116th street or the second avenue are second avenue and 116th street or the second avenue are second avenue and 116th second avenue are second avenue and 116th street or the second avenue are second avenue and 116th second avenue are second avenue are second avenue and 116th second avenue are second avenue and 116th second avenue are second avenue are sec

Eleanor Makroczy, and in 116 Pearl avenue, a three family dwelling, 25x95, street to the Savage Equipment Company.

Pease & Elliman leased for the W. J.

Fease & Elliman leased for the W. J.

Eleanor Makroczy, and in 116 Pearl street, Charles M. Rosenthal now controls a site of 4½ lots fronting 56 feet on Haven avenue and also on Riverside Drive. The seller, the estate of Adolph Wurzburger, acquired the lot at the sale of the Susan B. Ward estate more than a quarter of a century ago. L. J. Phillips & Co. were the brokers.

Ruland & Whiting-Benjamin Company sold for Martha H. Taylor et al., the five story store and loft building at 14 East Forty-eighth street to Charles Bending at 712 Lexington avenue, near Fifty-seventh street.

Harry E. Zittel sold for the Winter estate to B. B. Amron, antique dealer, the four story twenty foot business building at 712 Lexington avenue, near Fifty-seventh street.

Albert H. Stout sold for Mrs. Prissicella D. Barclay 116 West Fifty-fourth street; to Actna Dress Company, in 141 West Twenty-seventh street; a three story garage, 25x100.

Takes Title to L. I. City Block.

The Degnon Realty, Terminal and Improvement Company passed title to the provement Company passed title to the first company passed title to the passed for the Marthal Company heads the plant of the Savage Equipment Company for a microcompany of the Street; to Actna Dress Company, in 141 West Twenty-seventh street; to Actna Dress Company, in 141 West Twenty-seventh street; to Actna Dress Company, in 141 West Twenty-first street; to Actna Dress Company, in 141 West Twenty-seventh street; to Actna Dress Company, in 141 West Twenty-first street; to Actna Dress Company, in 141 West Twenty-seventh street; to Actna Dress Company, in 141 West Twenty-seventh street; to Actna Dress Company, in 141 West Twenty-seventh street; to Actna Dress Company, in 141 West Twenty-seventh street; to Actna Dress Company, in 141 West Twenty-seventh street; to Actna Dress Company, in 141 West Twenty-seventh street; to Actna Dress Company, in 141 West Twenty-seventh street; to Actna Dress Company, in 141 West Twenty-seventh street; to Actna Dress Company, in 141 West Twenty-seventh street; to Actna Dress Company, in 141 West Twen

Tirose Realty Company the block front at Beach Fifty-third street, Edgemere, Queens, fronting 250 feet on the Boule-vard, adjoining the Long Island Ralivard, adjoining the Long Island Rall-road, to the Queens Borough Gas and Electric Company, which will erect a service building. Halleran Agency sold for the F. R. & C. Company the two family dwelling, 25x120, at 103 Congress avenue, Flush-ing, Queens, to George H. Fowler, ten-

Tucker, Speyers & Co. leased a store rises about twenty acres, with a Long Liband Colonial house, garage, stables, &c.

Thirty-first street, to the New York Manufacturing Company for an uptown Manufacturing a frontage of 200 feet on Pelham Manufacturing Company for an uptown J. Arthur Fischer leased to A. A. Is for the John T. Brook Company a house on Manor lane, at Pelham Coulets Down Again.

Trading in Multifamily Houses

Quiets Down Again.

Sixth avenue to Herman Stahl, restaurateur.

William A. White & Sons and Horace
S. Ely & Co. rented a store in 72 Trinity
place to Horowitz & Fleger; also with
N. A. Berwin & Co. the fifth floor in 22
Jacob street to H. K. Brewer & Co.

RESIDENTIAL LEASE4.

D. Kempner & Son, Inc., leased the residence at 32 West Ninety-second street to Edith Preston.

Pease & Elliman rented apartments as follows: In \$56 Park avenue to Edward W. Root of Washinston: in 440 John H. Andrews furnished for the sum-

Julius A. Nickelsburg.

George Howe sold for Mrs. Irene M.
Richards and Miss Teresa A. Shea their
bungalow on Orchard Drive, Oakland
Gardens, Rye, N. Y., to Mrs. Ethel M.
Day of New Rochelle.

Robert E. Farley Organization leased
for the summer for Mrs. H. M. Fagley
her residence on Fisher avenue, White

Plains, N. Y., to R. D. Kaufman of this

purchaser
Company,
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one story
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ance.

William A. White & Sons leased the building at 40 Cherry street to George

125, to John Bothwell.

Edward Polak, Inc., sold for a Mr. Allenson 1675 Eastburn | Second avenue and 116th street and of the dwelling at 136 East Ninety-fifth street.

ART SALES.

ART SALES.

TO-DAY'S Sale Embraces All the Artistic WESTCHESTER COUNTY Goods, Evening Dresses, Costumes, Capes, Wraps Final Session To-day (Saturday), and Hotels and Restaurants AUCTION SALE TO-DAY, 2 P. M.

-Ossining

-Tarrytown

The Gorgeous Parisian Home Furnishings, Art Treasures, Paintings, Bronzes, Furniture De Luxe, KITTY BROWN (Musical Comedy Star)

BABY GRAND PIANO (Gold Case) High Class Furniture for the Parlor, Dining,

Living and Bedrooms.
CHINESE RUGS (Room Sizes) Removed from the Government Bonded Republic Warehouse. DARLING & CO., LOUIS VAN BRINK, Auct.

242 Fifth Avenue, 27th-28th Streets.





PUBLIC AUCTION

SALE THIS DAY AT 2:30 P. M.
Elaborate Household Appointments, Mirrors and other decorative
Objects, removed from the

CARLTON HOUSE, N. Y.

CONVENIENT TO ALL AMUSEMENTS
SeaBaths DIET NITCHEN Orchestra
Family Patronage Invited
C.L.HANSTEIN LYMAN JWATROUS
President Sect. & Mgr. HOTEL

HELSEA Occupying entire block of ocean front in the fashionable Chelsea section. 300 bed chambers with private baths (fresh and sea water). High class orches-tra, cafe, grill. &c. French chefs. Golf privileges. Autos meet trains. Booklet. Open all year. J. B. THOMPSON & CO.

Dennis. ATLANTIC CITY.N.J. American Plan Hotel

of Distinction and Real Comfort Hotel Loraine

water baths; running water in rooms; elevator Superior table, Spring rates; Ceach at trains A. E. WAGNER, Prop. W. R. LAYTON, Mgs. **MeWILTSHIRE**

ATLANTIC CITY, N. J. THE WORLD'S GREATEST PLAYGROUND. Magnificent Hotels—Miles of Ocean Board-walk and Bathing Beaches.

HOTEL BOTHWELL Virginia ave., second house from Boardwalk and Steel Pler. Every appointment. Highest standard in outsine and service. Booklet.

J. BOTHWELL.

F. R. PERRY, G. A., Pass, Dept., 1231 B'way, N.Y.

Rugs & Carpets Mr. H. A. Cambere

of Constantinople The well-known Connolsseur and Rug Expert, formerly Director of the Per-dan Exhibit at the St. Louis Fair. Collection consists of Very Raro Specimens of Keshan, Kerman and Sarook—all sizes and weaves— especially Large Sizes. ON EXHIBITION TO TIME OF SALE

At Public TO-DAY (SATURDAY)

AT 2:30 P. M. IN

Fifth Ave. Art Galleries 40 E. 45th St.

James P. Silo & Son. Auctioneers WILL SELL

A Valuable Collection

Antique & Modern

Persian and Chinese

SILC'S

S. W. COR. Vanderbilt Ave.

Found columns of THE NEW YORK HERALD offers a real possibility of

recovering your lost property.

Clarke's

(closing session)

LOCKE COLLECTION Decorative Porcelains in Old Sevres, Dresden, Royal Berlin and Chinese Wares, Cloisonne Enamels, Silver Plate, Bronzes, Ivory Carvings, etc., etc. The Sale Will Be Conducted by Mr. AUGUSTUS W. CLARKE

REAL ESTATE AT AUCTION.

IN SUMS UP TO \$300,000. LOW CHARGES.

RUTHERFORD REALTY BARGAINS, EDW. S. BROWN, Shafer Ridg., Rutherford.

Clearance Sale Today at 2:30 P. M.

Antique and Modern Furniture, Rugs and other Valuable Ap-pointments for various estates, also Part II. of the

JERE JOHNSON JR. CO., Anctioneers OSEPH P. DAY, Real Estate Auctioneer 67 Liberty et., N. T. Phone Cort. 744. MONEY TO LOAN AND WANTED

ON BOND AND MORTGAGE.

5½% MONEY

DUROSS CO., 261 Broadway. SUMMIT Houses, Farms, Estates, Thomp. Phone Barclay 5734.

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PLAYGROUNDS Your children can be happy

and safe on the private play-grounds provided for them

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Where about 500 families now own their own apartments

New 4, 5 and 6 Room APARTMENTS Ready for Occupancy

The only apartment house neighborhood in the City that has its own Private Golf Course, Tennis Courts. Children's Playgrounds, etc.

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New Jersey-Sale or Rent.

A RARE BARGAIN Am anxious to se

REAL ESTATE-ENGLAND.

England - Near Brentwood,

Fooms, etc.

Fine Sculptured Adam Marble Mantles
and Cellings.

Fine long avenue carriage drive with picturesque lodge. Very enjoyable grounds
and gardens studded with grand old timber trees enlivened by a sheet of water.
80 acre park. Ample stabling: Home
farm, cottages, etc., covering in all about

135 Acres
More land adjoining can be purchased if

Price only £15,000.

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FACTORIES FOR SALE OR RENT.

BOYNTON BROS. CO.-Factory attes, water rail. 87 Smith st., Perth Amboy, N. J.

BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive.

Overlooking City Hall Park

Unusually Desirable

OFFICE SPACE

Immediate Possession

IN UNITS OF 350 UP TO 4,500

SQUARE FEET

Exceptionally Light

Convenient to All Transit Centres

Stewart Building

(Modernized-Up to date)

280 BROADWAY

YOUR OWN BROKER

Above 14th St. to 59th St. (Inclusive). East River to North River.

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Full information on application Social and business references required. The Queensboro Corporation Jackson Heights Office Opp. 25th St. Subway Station Telephone Newtown 2561

Manhattan Office

50 E. 42ad St., or. Madison Ave.
Telephone Murray Hill 7037

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BUSINESS HESS PROPERTY

ARMSTRONG BARNWELL CO., . PO Exchange Pl. 7744 Hanover

Four story and basement private house West 69th, near Broadway; 12 rooms, established, but four first possession; terms; escellent neighborhood. See Mr. Finneran, a DWIGHT, ARCHIBALD & FERRY, 137 West 23d. Watkins 5360

Berough of Brooklyn-Sale or Rent,

Borough of Queens-Sale or Rent.

HOUSES & LOTS SEETH-MURRAY CO.,

A Real Opportunity Builder, Investor or

Speculator \$65,000 will buy 100 lots, including two fine houses, one 13 rooms and bath and garage, the other 8 rooms and bath; these properties are located in the best sections of Eimhurst, in Corona and Winfield; properties are worth \$146,000; mortgages are \$50,-000. Address E. D. S., Box 41, Manhasset, L. I.

REAL ESTATE—OUT OF CITY. Long Island-Sale or Rent.

A Real Home For a Family

At Great Nock, 25 minutes from Pent Station; a modern English type brick and stucco house of 13 rooms and 3 oaths with sleeping porch and attractive screened-in plazza. Also aummer house and garage. All improvements, including sewer, gas, electricity; high elevation, overlooking Sound and entire skyline of New York. 5 minutes to R. R. station. Grounds of about an acre, beautifully landscaped. Fruit trees and shrubs, flowers and vegetable gardens. Possession immediate. ion immediate.

Price \$35,000. Terms Favorable.
Phone Great Neck 176-W.
Or write R. W. McPHEE,
Great Neck. L. I.

AT FOREST HILLS, L. I. Tax Exempt for 10 Years.

Beautiful new house and garage on corne plot 50x160, 4 blocks from the station, 1 minutes to Manhattan by train; has 8 room and 2 baths, steam heat, electricity and gas parquet floors throughout, sleeping porch enclosed front porch, all glassed in; separate laundry, instantaneous water heater; every modern improvement; entire house decorated interior trimmed in white and mahogany sewers, etc.; all city improvements; restricte property; price \$30,000, cash \$15,000 GEORGE C. JOHNSTON, Owner and Bulled on premises daily and Sunday from 1 unit. GEORGE C. JOHNSTON, Owner and Bunder, on premises daily and Sunday from 1 until 5 P. M., corner of Colonial Av. and Euclid St., Forest Hills, L. I. Phone Newtown 861.

Sea Gate, N. Y. Harbor. ttractive new dwellings, 19 rooms, its, hardwood trim and floors, etcan at, decorated modern up to date style 4 finish. On plot 50°x100° with garage sat select location in this restricte ushore development (open for inspec-

WILLIAM P. RAE COMPANY Sea Gate Office, Surf Av. cor. W. 37th St. Sen Gate Office, Surf Av. cor. W. 37 or 163 Remsen St., Brooklyn.

Phone Great Neck | Real Estate Information. Westchester-Sale or Rent. SCARSDALE

SCARSDALE

CHAUNCEY B. GRIFFEN & CO., Westchester's Leading Realty Experts 18 East 41st st. Murray Hill 8326

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BROADWAY CORNER

APARTMENTS-FURNISHED.

BACHELOR APARTMENTS

BUSINESS PLACES TO LET.

Above 14th St. to 59th St. (Inclusive) East River to North River.

29-33 West 38th St. FIRST LOFT

POSSESSION MAY, 1921. GAXIOO, 100% SPRINKLER, Large Plate Glass Show Windows. J. C. & M. C. MAYER, 347 Madison Av. Tel. 8635 Murray Hill

210 WEST 44TH ST. hotel and valet service. Meals if desired Resident Manager, Phone Bryant 5860

APARTMENTS — UNFURNISHED. Above 14th St. to 59th St. (Inclusive). East River to North River.

TO LET—2 ROOM APARTMENT Monthly Rent \$80 and \$100 4 ROOM APARTMENT, Monthly rent \$125.

19 WEST 16TH STREET.

Ready for Occupancy ELEVATOR APARTMENTS Overlooking the Hudson. Beautiful Homelike Dwell-ings. Every Modern

Improvement. NEW BUILDING WEST 170th ST **3-4-5 ROOMS** CHAS. S. KOHLER. INC.

CITY REAL ESTATE.

ASHFORTH & CO., 501 5th av. Tel. Murray Hill 0142. E. C. H. VOGLER, nsterdam av. and 82d st. F. R. WOOD & CO., 128 West 72d st J. ROMAINE BROWN, 200 Madison av.

From Battery to 14th St., Inclusive. East Houston, corner of Mulberry st.; sk story manufacturing building, with evator, steam heat and power; fine light; mediate possession. CHAS. F. NOYES mediate possession)., 118 William st.

Above 14th St. to 59th St. (Inclusive). East River to North River.

OR sale, bargain, \$16,000 for 40 West 40th it., on ground rental, 4 story residence or itable for converting for business; own oker. THORNE, 60 Bway. Phone 6573 wiling Green. Bowling Green.

HOUSE, 340 West 15th st., 3 story, base-ment, large attic, 2 baths, electric light; possession May 1; only \$3,000 cash; balance

ON 20th st., adjacent to Chelsea docks, 25 by half a block, 5 story building; extra neavy construction; semi-fireproof. For price unit terms apply to A. M. CUDNER REAL ESPATE CO., 224 West 23d st. Chelsea 1276, CTPH ST., 56 E. (Madison and Park avs.).— 4 story and basement, with 4 story exten-sion; possession arranged, JOSEPH G. ABRAMSON, 46 W. 46th. Bryant 4694.

Above 59th St .- 5th Av. to East River.

34 E. Sist st.—5 story American basement and three baths: large extension; hardwood floors and electric light; immediate possession. Seen any day between 2 and 3. Asking price \$55,000. JOREPH G. ABRAMSON, 46 W. 46th. Bryant 4004.

130-132 EAST 79TH ST.—19x102.8 each, two 4 story and basement, with 2 story excessions; immediate possession; will sell together or separately; asking price \$55,000 each. JOSEPH G. ABRAMSON, 46 W. 46th. Bryant 4094.

284 W. 23D ST., between Broadway and West End av.; 10x100; 5 story American base-ment; 3 bathrooms, 2 story butler's pantry and bathroom extension; hardwood floors and electric light; modern in every way; immedi-ate possession; seen any day between 10-5; ate possession; seen any day between 10-5; or vacant building lot; send for photograph. van LEEUWEN, 101 Brookfield av., Nutley. N. J.

ORNER flat. Ralph av., \$11,000; rented \$1.512. PARTRIDGE, 700 Franklin av., VAN WINKLE CO., Rutherford, N. J. Brooklyn-\$1,500 cash; new homes; price \$10,500; detached frame and stucce, 6 rooms and bath; steam, parquet, electric; sewer; inclosed porch; near subway station. FISHER-CRAWFORD CORPORATION, 1968 E. 16th st. Kings Highway station; Brighton subway. Phone C. I. 0776.
FACTORY SITE-63,800 square feet, frontage four streets, Greenpoint section, Morgan ALCHI SITE-63.809 square feet, frontage four streets, Greenpoint section, Morgan av., Brooklyn. FABRIC DRY CLEANING MACHINERY CO., building 86, 47th st., Brooklyn. Sumset 6214.

MANHATTAN BEACH.—Possession at once; near ocean. 7 rooms and 2 baths, sleeping porch, electricity, parquetry; 215 Doner st. Keys next door. H. A. CROSBY, 293 Greene av.

Greene av.

316 WEBSTER AV. and
239 PARKVIILLE AV.
Near Ocean Parkway; now one family
tapestry brick, 6 rooms and bath, parquet,
electricity, steam heat; vacant; price \$0,500;
\$1,500 down, balance like rent. Newkirk
station, Brighton Line. LOUIS JAKOBSON,
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RICHMOND HILL, 8534 111th st., 10 rooms modern house, parquet floors throughout tiled bath, electric lights; near all trans-portation, schools, churches, &c; plot 50 100; price only \$13,500; wacant: open for in spection. BARLOW, Phone 722 Richmon

Borough of Richmond-Sale or Rent.

HOUSE, 10 rooms, 2 baths, steam heat b0x200, opposite club; 35 minutes to Bat tery; price \$16,000; terms reasonable FRANK L. FISHER CO., 50 E. 424 st.

REAL ESTATE—OUT OF CITY.

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FAR ROCKAWAY (52 Dickens st.).—I family, 9 rooms and bath; electric, &c.; newly renovated from cellar to roof; 6 minutes from station; immediate possession; email cash payment; easy terms on balance. CLIN TON TRADING CORPORATION, 186 Remsen st., Brocklyn. Tel. Main 3840.

FAR BOCKAWAY, cottages from \$1,000 to at., Brooklyn. Tel. Main 3640.

FAR ROCKAWAY cottages from \$7,000 to \$25,000; all choice locations; all improvements; all cottages for rent season or year; all sections. Address R. T. PAINE, Far Rackaway, L. I. Phone 2521.

INSPECT my houses and compare with others; new modern home, fully decorated, oak floors, fireplace, electric light, gas range, enclosed porch, garage; \$12,500, \$2,500 cash; 5 minutes walk from BELLEROSE station (electric service); 30 minutes out. Other new modern houses. \$5,250; others \$8,500, \$9,250. ELWARD BIALLA, owner and builder, 67 Remsen lane. Phone 850 Floral Fark.

REAL ESTATE-OUT OF CITY

MINECLA-For sale ideal home 6 rooms; bath, steam heat, fover hall, hardwood floors: corner; 60x100; gas and electricity; shrubbery; 5 minutes to railroad, price 87,800; \$2,500 cash. MINECLA REALTY EXCHANGE, Post Office Bidg, Mineclas SEVERAL tracts on north shore, suitable for development, golf club or residential purposes, at exceedingly low prices; from Flushing to Roslyn. S. OSGOOD PELL & CO., 17 West 44th st.

WOODHAVEN, L. I.—9 rooms and bath; 2 toilets; hot water supply; 2 story garage for 2 automobiles, open piumbing, electric lights, large glass porch; also awnings and acreens; large grounds; 20 minutes to Wall st., 20 minutes to 33d st., 20 minutes to Wall st., 20 minutes to 33d st., 20 minutes to Rockaway Beach; Woodhaven and Walker avs., Woodhaven, L. I.; \$18,000; first mortage \$4,000; cash \$7,000. Tel. Richmond Hill 4324-J 783 Herald, 280 Hway.

Westchester—Sale or Rent.

FOR sale, Katonah, N. Y., 25 acres; ne buildings; high building site; overlooking lake; 1½ miles station; some wood. EMILE EUVRARD, Katonah, N. Y.

LAKE MAHOPAC.

Bungalow, six rooms and bath, electright; large shady plot; few minutes was attaion; permanent lake privileges; privited, the privileges; OWNER MOVING.

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In splendid location; 5 minutes from stadon; attractive house of 8 rooms and 2
athe; built 6 years ago; recently redecaated; all windows with metal weather
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COUNTRY HOME in heart of the beautiful Finger Lakes region; in residential section of Groton; home of Corona Typewriter; 40 minutes from Cornell University. 30 minutes from express train to New York; % acre, fruit and maple trees, brooks running through ground, il rooms, 2 baths, fireplace, 2 car garage, hardwood floors, white woodwork, range, acreens, high sittude, excellent water, sewer, price \$20,000; terms \$10,000 cash, balance in easy mortgage payments. FAIRCHILD, Tel. Aud. 6860.
OSSINING—11 rooms, every improvement; SSINING-11 rooms, every improvement; large corner; convenient to station; \$15,-0; terms, Your broker, or phone Owner, eining 1028.

FOR Sale.—West shore, near water, 8 room house, all modern improvements; electric-ity; quiet location; or for rent furnished, adults only. Inquire Room 214, 185 Church st., New Haven, Conn.

New Jersey-Sale or Rent.

alone I shall get rid of it and its associa-tions at once. If you are looking for a com-plete home at a nominal figure of \$18,000 (it plete home at a nominal figure of \$18,000 (the cost me \$35,000) you can get this one, and if desired I will sell the furniture and even the food in the house. I want no more of it, as the incentive to keep and live in it is gone. It is in Farmingdale, N. J., 78 minutes from Jersey City via Jersey Central R. R. If you will look and want a home I know you will buy. 10 rooms and 4 baths; perfect in all details. Oriental rugs, Frigidiare electric loe box, mahogany furniture, hair mattresses, solid sliverware, china, glassware, enamel kitchen range, Detroit vapor oil stove, cork floor in kitchen, oak floors elsewhere; piate glass windows, library of hundreds of volumes, couches, pictures, mirrors, Victrola and records; all home canned fruits and vegetables, electric lamps, linens, bedding, coai, wood, &c. Lot is 50x178, house 38x38 ft.; 2 car garage, and will sell my Studehaker also. Colonial architecture. House only 19 months old; asbestos roof; frame construction; Weish tille veranda; copper leaders; copper screens all over the house. Nothing but the very best that could be had was put in this home. (Photos on request,) GEORGE, Box 212, Farmingdale, N. J. ABBURY PARK, Allenhurst, Deal, Ocean Grove, Bradley Beach and vicinity; destr-

HAM. Asbury Park. N. J.

A village farm, near Ridgewood; convenient express station; long, low type house, 9 rooms, all improvements; large shade trees; outbuildings; 8 acres; garden, fruit, berries, asparagus, spring brock, trout pool. FRED-ERICK A. TETOR, Ridgewood, N. J.

ASBURY PARK, Allenhurst, Deal Beach; bradley Beach, Ocean Grove, Elberon, &c.; summer houses, hotels, garages. JACOB A. KING, opposite North Asbury Park Station.

BARGAIN for quick sale, 8 room, hollow tile, stucco house; in best location of Chatham, N. J.; 50 minutes from New York city on Lackawanna. Box C 570 Herald, 280 Broadway. Near Railroad Station. West End, N. J. HOUSES-5-8-7-8 rooms; fine country; 4: minutes Fenn. R. R.; all improvements; just finished; move right in; plot 60x100 station, school and 2 trolleys on property. W. W. LYONS, Bldg. Dept., 110 West 24th St., Y. Y.; room 8024-H.

st. Y. Y.; room 802-H.

MORRISTOWN — Three miles depot, furnished, exclusive, 12 rooms, 5 baths, billards, library, sleeping porch; garage, stables; with, without large farm, orchards, gardens; monthly \$250, 357 W. 24th. Chelsca 1486, 12-2.

Washington Helghts, Above 120th St., West of Sth Av.

DWELLING, 3 story high stoop, 18x100; 11 rooms, 2 baths, steam heat: arranged for two families; immediate possession. JOHN P. LEO, JR., St. Nicholas av. (165th).

Borough of Manhattan—Miscellaneous.

BROADWAY, 7 lots, suitable apartment, warehouse, garage; excellent site; terms, Address J. W. HARVEY, 1991 Broadway, address J. W. HARVEY, 1991 Broadway, address J. W. HARVEY, 1991 Broadway, address Mr. JOHN J. FERRALL, 448 West 16th st., New York city. Tel. (Itilizewood 75f.)

LARGE tract; mile frontage on ocean and bay; excellent location; railroad, auto-road; ripe for development. FRAZIER CO., 1218 Chestnut at., Philadelphia, Pa.

FARM PROPERTY.

New Jersey. I am the owner choice poultry land, near school, in 7-15-26 acre plots, \$100 to \$500 per acre, with terms, no buildings; near big Westwood Poultry Show, Eric Railroad, 20 miles New York city. J. B. BLOOMER, Hillsdale, N. J.

REAL ESTATE TO EXCHANGE. WANT SMALL APARTMENT HOTEL.
SOUTH of 56th st. (value about \$200,000).
In exchange for free and clear country
property; will add some cash; quick action.
PRED'K FOX & CO., INC., 207 Madison av.
Tel. 6649 Vanderbilt.

REAL ESTATE WANTED.

PRIVATE house, small, foth to 88th sts., Lexington to 3d ava., not over \$25,000; early possession. S. OSGOOD PELL & CO. 17 West 4th st.

WANTED FOR INVESTMENT, private house, altered into apartments, MANHATTAN or BROOKLYN; state lowest price, rents and expenses. A 978 Herald, Fulton st.

WANTED-Two 4 story and basement houses (preferably 50 ft. front), 4tth to 50th st., Ct h to Lexington av. Address M A 321 Herald, Herald sq.

BUSINESS PLACES TO LET. From Battery to 14th St., Inclusive.

DOWNTOWN OR UPTOWN SPACE, Desk room, \$20; private office, \$30 and ut iso mail privilege, \$5 monthly; telephon titendant; excellent service; no lease "e uired. For up town, 55 4th av. (opposit Vanamaker's). For down town, 208 Broad-ay. Telephone 250 Worth. In Tribune Building Newly furnished privat office or desk room; telephone, stenogra pher services. J S 810 Herald, Fulton at. STORE to rent, 53 Barclay at; good for druggist or auto supplies, cigar store of any retail business; also offices, desk room on third floor. D. J. BARRY.

GREAT HOUSE BARGAIN our Manhattan; steam heat, eleartistic decorations; fireplace, and kitchens; parquetry; garage \$1,000 CASH, \$60 MONTHLY.

PHONE HOLLIS 6515. Owner's Sacrifice Beautiful house having 8 large rooms, bath, aundry and pantry, all improvements, large orch, soreens, 2 car garage, plot 70x163, eautiful shrubbery. Price \$10,000 on terms o suit. Box 114, Freeport, L. I. Phone os ome, bath, all improvements, 2 car ga-Plot 100x120. Price \$12.500. THOMAS O'CONNELL

150 Nassau St. Manhasset, L. I. Beekman 4804. Phone 226.

I. G. WOLF, Exceptional bargains on the North Shore. Houses Along the Great South Bay. JEREMIAH ROBBINS, Babylon, L. I. Tel. 22.

Attractive building plots in restricted residutial community: inquestately at Scarsdale Station, New York Central, Harlem Division; approximately 90x100, 83,000; approximately 50x15, 31,000. Mrs. J. A. ELSENER, Scarsdale 207.

New Colonial house, nine rooms and three baths, garage under spacious porch in the rear; large corner plot; large shade trees and shrubbery; liberal terms. Mrs. J. A. ELSENER, Scarsdale 267.

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Lackawanna Sta., Summit, N. J.

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